

**WASHINGTON COUNTY COMMISSION
MEETING MINUTES
SEPTEMBER 1, 2015**

The Regular Meeting of the Board of the Washington County Commission was called to order by Chairman Alan D. Gardner at 4:00 p.m. on September 1, 2015, in the Washington County Commission Chambers, 197 East Tabernacle St. George, Utah. Those in attendance were Chairman Alan D. Gardner, Commissioner Victor Iverson, Commissioner Zachary Renstrom, County Administrator Dean Cox, Deputy County Attorney Eric Clarke, and Deputy County Clerk Cheyenne Bentley.

INVOCATION BY: Pastor Greg Wright, Westside Baptist Church

PLEDGE OF ALLEGIANCE LED BY: Stephen Bird and Don Hutchison, United States Air Force Veterans

CONSENT AGENDA:

The Consent Agenda is a means of expediting routine matters which come before the Commission for approval. The Consent Portion of the agenda is approved by one (1) non-debatable motion. If any Commissioner wishes to remove an item from the Consent Portion of the agenda, then that item becomes the first order of business on the Regular Agenda.

- Consideration of Auditor-Approved Claims for Payment for August 19, 2015, through September 1, 2015
- Consideration of Administrative Adjustments: Real Property (attached)
- Consideration of Administrative Adjustments: Personal Property (attached)
- Consideration of Applications for Property Tax Abatement: Rae Coombs, A/N 0608839; Elva Christian, A/N 1997264; Samuel Allen, A/N 0086911; Renee Kimball, A/N 0745532; Les Holden, A/N 0681844; Eliot Hill, A/N 0853351; Patricia Boschetto, A/N 0850648

MOTION: Motion by Commissioner Iverson to Approve the Consent Agenda with the Exception of Application for Property Tax Abatement Account Number 0850648, Which Shall Be Considered on the Regular Agenda. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

REGULAR AGENDA ITEMS FOR CONSIDERATION:

**CONSIDERATION OF APPLICATION FOR PROPERTY TAX ABATEMENT
ACCOUNT NUMBER 0850648**

MOTION: Motion by Commissioner Renstrom to Deny Application for Property Tax Abatement, Account Number 0850648. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

PRESENTATION: 2014 AUDITED FINANCIAL STATEMENTS: MIKE SPILKER, HINTON BURDICK

Mike Spilker who is a partner of Hinton Burdick CPAs presented the County's financial statement audit for the year 2014. He stated that the County was in accordance with governmental accounting standards. He mentioned that there were only a few minor adjustments needed, which mainly are the result of new standards implemented during the year.

Mr. Spilker went on to mention a few highlights that appeared in the final audit; Sales tax revenue increased by six point eight percent (6.8%), transient room tax increased by eighteen point one percent (18.1%), and restaurant tax increased by nine point one percent (9.1%). The total revenue to the County was \$66.2 million dollars and the total cost of all County programs amounted to \$58.9 million resulting in an overall net increase.

Internal Auditor Trevor Coombs stated that the 2014 financial report is located on the County's website, as well as the financial reports from the past ten (10) years. He also thanked Hinton Burdick for the great service provided the County.
(http://www.washco.utah.gov/clerk/financial_audited.php)

PURCHASE REQUESTS: MARK BLANCH

IT Services, Server Blade, Fiber Channel, Hardware	(\$24,782.25)
Road Dept, Hydraulic Drive Mower.....	(\$22,067.65)
Sheriff's Office, Steamer, Scaleblocker System.....	(\$13,559.03)

Mr. Blanch stated that the purchases for IT Department, Road Department and Sheriff's Office are budgeted purchases.

All purchases are budgeted, boned, or paid for through grant funds.

MOTION: Motion by Commissioner Renstrom to Approve the Purchase Requests. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

**CONSIDERATION OF ORDINANCE NO. 2015-1052-O, AN ORDINANCE
AUTHORIZING THE APPEAL OF PERSONAL PROPERTY TAX RELATED
INTEREST, PENALTIES, AND FEES**

Deputy County Attorney Natalie Nelson explained that in order to grant any exception or reduction of personal property tax related interest, fees and penalties, the County must adopt its own ordinance.

Deputy County Attorney Eric Clarke clarified the Ordinance doesn't allow the Commissioners to waive a tax; however, if they see fit to reduce interest, penalties, or fees, this Ordinance outlines a process for them to do so.

MOTION: Motion by Commissioner Iverson to Adopt Ordinance No. 2015-1052-O, an Ordinance Authorizing the Appeal of Personal Property Tax Related Interest, Penalties, and Fees. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

**CONSIDERATION OF ORDINANCE NO. 2015-1053-O, AN ORDINANCE
AMENDING THE WASHINGTON COUNTY ACCESSORY DWELLING
ORDINANCE**

Washington County Community Development Director Scott Messel explained that previously there were several definitions of an 'accessory dwelling'. It was decided to consolidate those definitions into one term. The prior Ordinance stated that an accessory dwelling could not be larger than 900 feet. Mr. Messel explained that generally citizens want to build larger dwellings than that; therefore, the 900 maximum square foot restriction has been removed.

Mr. Clarke clarified that there were a few minor technical changes in the Ordinance being brought before the Commission than was recommended at the Planning Commission meeting. The size restriction remained in the Ordinance at the Planning Commission meeting, but has since been removed.

MOTION: Motion by Commissioner Renstrom to Adopt Ordinance No. 2015-1053-O, an Ordinance Amending the Washington County Accessory Dwelling Ordinance. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2015-1933, A RESOLUTION
APPROVING THE EXECUTION OF AN AGREEMENT BETWEEN
WASHINGTON COUNTY AND THE CITY OF SANTA CLARA REGARDING**

TRANSFERRING OWNERSHIP OF A PARCEL OF REAL PROPERTY TO THE CITY OF SANTA CLARA

County Administrator Dean Cox explained that this is a parcel of property that the County acquired during a Tax Sale. He mentioned that the parcel runs along the Santa Clara River and is not suitable for building or construction as it lies in a flood plain. He went on to say that Santa Clara City has expressed an interest in acquiring the property for recreational purposes that would be consistent with its character and location.

MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2015-1933, a Resolution Approving the Execution of an Agreement Between Washington County and the City of Santa Clara Regarding Transferring Ownership of a Parcel of Real Property to the City of Santa Clara. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

COMMISSIONERS' REPORT

Commissioner Renstrom mentioned that September is Recovery Awareness Month and there are red ribbons throughout the community which represent drug use recovery.

Commissioner Iverson reported that the Shooting Sports Park is going to be purchasing a new gate as well as several signs to help guide the public and raise awareness of where the Park is located.

PUBLIC WORKS OR ROAD BUSINESS

No items were presented today.

COUNTY DEVELOPMENT AND PLANNING BUSINESS

Mr. Messel stated that in both Winchester Hills and Dixie Deer subdivisions there are two parcels being combined into one parcel. He went on to say that the preliminary plat for the Ava Jean Subdivision in Dammeron Valley was approved by the Planning Commission.

A Conditional Use extension was granted for the gypsum mine which is located approximately five (5) miles west of town. Mr. Messel explained that when a conditional use is approved, it is approved for a one year period of time unless the work has been completed. He mentioned that work has begun on the gypsum mine.

HCP BUSINESS

HCP Director Bob Sandberg mentioned that the HCP has been working to facilitate acquisitions of in-holdings within the Red Cliffs Desert Reserve by the Bureau of Land Management (BLM). He mentioned that the local BLM Office has been granted permission to proceed with a potential land exchange for property in Long Valley. Mr. Sandberg explained that it won't occur immediately as several things have to take place before the actual exchange.

Mr. Sandberg stated that in order to exchange the land the following must take place: the cultural mitigation plan must be developed and completed; surveys and appraisals need to be completed; an environmental assessment must be conducted; and public comment must be taken.

He stated that the BLM has released its Draft Resource Management Plan which includes the Red Cliffs Desert Reserve conservation area, the Beaver Dam Wash conservation area and the St. George Field Office RMP Amendment. He explained that the HCP has been involved in reviewing that document and will be involved in making comments to the BLM as it pertains to the HCP. There are several open houses being held to take public comment regarding that management plan as well.

There being nothing further to come before the Commission, the meeting was adjourned at 4:32 p.m.

CHEYENNE W. BENTLEY
DEPUTY CLERK

ALAN D. GARDNER
CHAIRMAN